122.0	0002	0005.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,155,000 / 1,155,000
					USE VALUE:	1,155,000 / 1,155,000
					ASSESSED:	1,155,000 / 1,155,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		MONADNOCK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GABARRO JOHN J & MARILYN P
Owner 2:	
Owner 3:	
Street 1:	8 MONADNOCK RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,870 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1938, having primarily Wood Shingle Exterior and 3348 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6870.000	590,600	900	563,500	1,155,000
Total Card	0.158	590,600	900	563,500	1,155,000
Total Parcel	0.158	590,600	900	563,500	1,155,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 344.98 | /Parcel: 344.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 122.0-0002-0005.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	590,600	900	6,870.	563,500	1,155,000	1,155,000	Year End Roll	12/18/2019
2019	101	FV	445,200	900	6,870.	594,800	1,040,900	1,040,900	Year End Roll	1/3/2019
2018	101	FV	438,100	0	6,870.	438,300	876,400	876,400	Year End Roll	12/20/2017
2017	101	FV	430,700	0	6,870.	419,500	850,200	850,200	Year End Roll	1/3/2017
2016	101	FV	430,700	0	6,870.	388,200	818,900	818,900	Year End	1/4/2016
2015	101	FV	420,500	0	6,870.	325,600	746,100	746,100	Year End Roll	12/11/2014
2014	101	FV	420,500	0	6,870.	318,100	738,600	738,600	Year End Roll	12/16/2013
2013	101	FV	420,500	0	6,870.	303,000	723,500	723,500		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	13047-438		8/30/1976		72,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6870		Sq. Ft.	Site		0	90.	0.91	10									563,488						563,500	

Total AC/HA: 0.15771 | Total SF/SM: 6870 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 563,488 | Spl Credit | Total: 563,500

User Acct

78631

GIS Ref

GIS Ref

Insp Date

10/06/17

!9500!

PRINT

Date	Time
12/10/20	23:58:06

LAST REV

Date	Time
01/23/18	11:24:33

apro

PAT ACCT. 9500

USER DEFINED

Prior Id # 1:	78631
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

ACTIVITY INFORMATION

Date	Result	By	Name
10/6/2017	Inspected	PH	Patrick H
8/30/2017	MEAS&NOTICE	HS	Hanne S
11/11/2008	Meas/Inspect	336	PATRIOT
4/10/2000	Inspected	276	PATRIOT
11/17/1999	Mailer Sent		
10/28/1999	Measured	263	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1938	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.07338715
Const Adj.:	1.00439954
Adj $ / SQ:	134.764
Other Features:	124800
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	725505
Depreciation:	134944
Depreciated Total:	590561

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

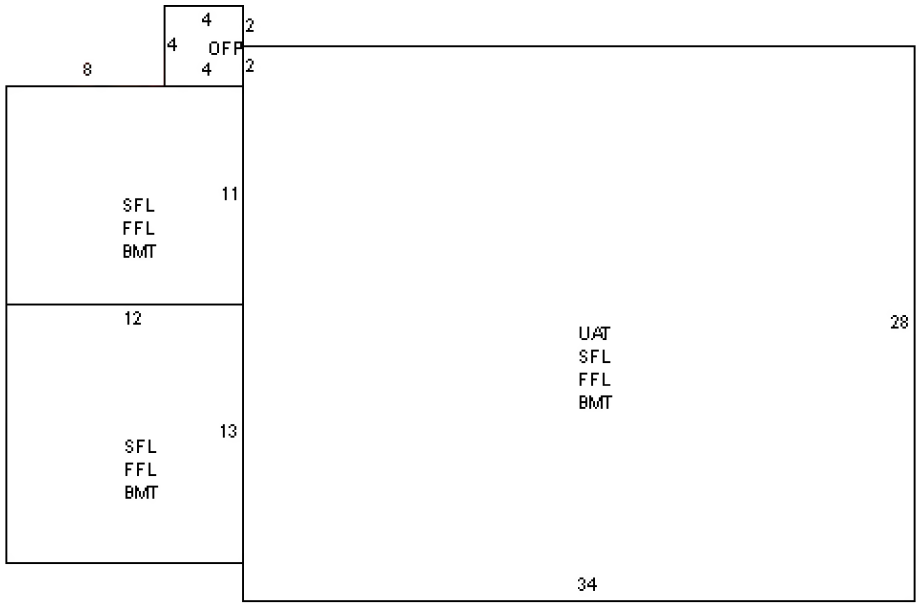
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	179.24
Special Features:	0	Val/Su Net:	148.62
Final Total:	590600	Val/Su SzAd	238.15

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,240	58.820	72,942
FFL	First Floor	1,240	134.760	167,107
SFL	Second Floor	1,240	134.760	167,107
UAT	Upper Attic	238	53.910	12,830
OFP	Open Porch	16	44.190	707

Net Sketched Area:	3,974			Total:	420,693
Size Ad	2480	Gross Are	4688	FinArea	3348

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	70	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

122.0-0002-0005.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	12X26	A	FR	2000	3.45	T	19	101			900			900

More:	N	Total Yard Items:	900	Total Special Featues:		Total:	900